

Trefin Bridge St , St Clears SA33 4EN

Offers In Region of £349,950 Freehold

FOR SALE | AR WERTH



## Description

A well-presented four-bedroom detached bungalow, occupying a generous plot in an elevated position with attractive views over the River Taf, situated within the popular town of St Clears, Carmarthenshire. The property enjoys a convenient yet semi-rural feel, being within easy reach of local amenities including shops, supermarkets, schooling and leisure facilities, whilst also offering excellent connectivity via the A40/A48, providing access to the county town of Carmarthen approximately nine miles away, along with wider transport links. The accommodation briefly comprises four bedrooms, a kitchen, a spacious living/dining room, bathroom with shower, separate WC and a large utility room. Externally, the property is set within extensive lawned gardens, with a detached garage and ample off-road parking to the fore, making it well suited to family occupation. Built circa 1983, the property further benefits from double glazing throughout, mains gas central heating and falls within Council Tax Band "E". Chain free. Freehold. A virtual tour is available, and viewings can be arranged through Swift Property Services on 01267 231394 or [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk)



## Rooms & Descriptions

**Location:** The property is situated within the popular town of St Clears, Carmarthenshire, which offers a good range of everyday amenities including local shops, supermarkets, primary schooling, public houses and leisure facilities. The town benefits from excellent road connectivity via the A40 and A48, providing convenient access to the county town of Carmarthen (approximately nine miles away), which offers a wider range of retail, hospital and mainline rail services. The location also provides easy access to the surrounding countryside and the Pembrokeshire coastline, making it well suited for both commuting and lifestyle purposes.

**Entrance Hall:** Wooden front door to fore, wood block flooring, radiator, smoke detector, doors leading to all principal rooms.

**Living Room:** 7.98m x 4.58m (26'2" x 15'0" approx.)  
A spacious main reception room featuring wood block flooring, two uPVC double glazed windows and patio doors opening out onto the garden, allowing for plenty of natural light. Feature fireplace with gas hearth, door leading through to the hallway.

**Kitchen:** 4.04m x 3.67m (13'3" x 12'0" approx.)  
Fitted with a range of base and wall units with tiled flooring, electric hob and oven with extractor hood over, serving hatch and two built-in cupboards. uPVC double glazed window to the side, radiator, doors leading through to the hallway and utility room.

**Utility Room:** 5.39m x 3.27m (17'8" x 10'9" approx.)  
Useful utility space fitted with sink unit and shelving, with door leading out to the garden.

**Bedroom 1:** 4.35m x 3.51m (14'3" x 11'6")  
Carpeted flooring, radiator, door to hallway and uPVC double-glazed window.

**Bedroom 2:** 4.37m x 4.22m (14'4" x 13'10")  
Carpeted flooring, radiator, door to hallway and uPVC double-glazed window.

**Bedroom 3:** 3.49m x 1.87m (11'5" x 6'1")  
Carpeted flooring, radiator, door to hallway and uPVC double-glazed window.

**Bedroom 4:** 4.37m x 2.38m (14'4" x 7'9")  
Carpeted flooring, radiator, feature fireplace, door to hallway and uPVC double-glazed window.

**Bathroom:** 2.35m x 2.41m (7'8" x 7'10")  
Tiled flooring, bath with shower over, WC, wash hand basin, radiator, extractor fan, uPVC double-glazed window and door to hallway.

**Cloakroom:** 1.21m x 1.20m (3'11" x 3'11")  
WC, wash hand basin, uPVC double-glazed window and door to hallway.

**Externally:** Situated in an elevated position on a generous plot of approximately 0.65 acres, enjoying views over the River Taf. The property is set back from the road and benefits from a large driveway to the fore, side and rear, detached garage, enclosed mainly lawned gardens, patio seating areas and a west-facing sunny rear garden.

**Construction:** Construction Advised of traditional brick construction

**Further Details:** <https://portal.sprift.com/property-report/trefin-bridge-street-carmarthen-sa33-4en/5258014>

**Tenure :** Freehold

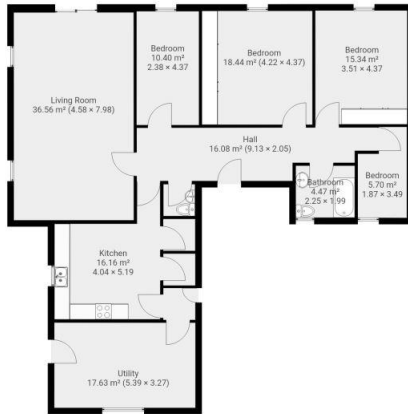
**Services:** Mains gas, electricity, water and drainage. Electricians tested with EICR available December 2022. Gas tested with certificate available tested November 2025. (Previously rented)

**Council Tax:** Band E – Carmarthenshire County Council.

**Viewings / Enquiries:** A virtual tour is available. Viewings are strictly by appointment through Swift Property Services. 01267 231394 [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk)

**Please Note:** These property particulars are intended as a guide only and do not constitute any part of an offer or contract. All measurements, floor plans and virtual tours are approximate and for illustrative purposes only. Interested parties should satisfy themselves as to the accuracy of all information, including condition, services, access and planning matters. No services, systems or appliances have been tested by Swift Property Services and no guarantee is given as to their working order. Photographs may have been taken using a wide-angle lens and may include items not included in the sale.

## Floor Plan



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## Property Features

- 4 Bedroom
- Bungalow
- Garage
- Garden
- Off road parking
- Gas CH

## EPC Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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